



**Town of Eagar
General Plan
Adopted May 6, 2014**



RESOLUTION NO. 2014-08

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF EAGAR, ARIZONA ADOPTING THE TOWN OF EAGAR GENERAL PLAN UPDATE AND REFERING THE GENERAL PLAN UPDATE TO THE CITIZENS OF THE TOWN OF EAGAR FOR RATIFICATION AT THE NEXT GENERAL ELECTION.

WHEREAS, Section 9-461.05(A) of the Arizona Revised Statutes requires the adoption of a comprehensive, long range general plan by each municipality; and

WHEREAS, on February 10, 2009, the Town of Eagar Council adopted Resolution No. 2009-5, Public Participation for updating or amendments to the General Plan which characterized the community's commitment to an open, highly-representative planning process; and

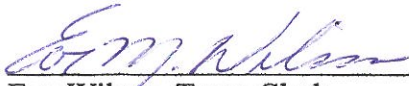
WHEREAS, in addition to Town staff, another committee was formed to guide Plan preparations, consisting of citizens and representatives of various sectors of the community; and

WHEREAS, these committees formally met four times during the plan process and public hearings were conducted by the Planning and Zoning Commission on March 20, 2014 and the Town Council on May 6, 2014.

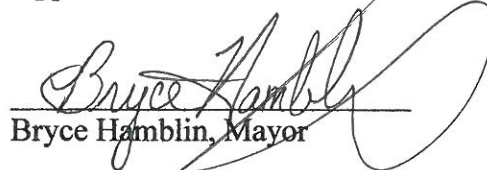
NOW, THEREFORE, BE IT RESOLVED that the Town of Eagar General Plan update is hereby adopted and referred to the citizens/voters of the Town of Eagar for ratification at the General Election to be held on November 4, 2014.

PASSED AND ADOPTED this 6th day of May, 2014, by the Mayor and Council of the Town of Eagar, Arizona

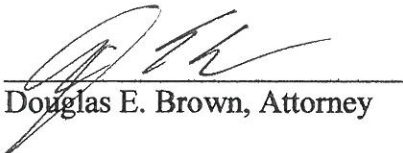
Attest:


Eva Wilson, Town Clerk

Approved:


Bryce Hamblin, Mayor

Approve as to Form:


Douglas E. Brown, Attorney

Town of Eagar Town Council

Mayor Bryce Hamblin
James Nelson
Steve Erhart
Byron Smith
Allen Browning
John Phelps
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Town of Eagar Planning and Zoning Commission

Wes McBride
Aaron Lesueur
Joe Sitarzewski
Michael Wiltbank
Doyel Shamley
Steve Elder
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Town of Eagar Technical Advisory Committee

Bryce Hamblin Mayor Town of Eagar	Shawn Nau Manager Town of Eagar	Bruce Ray Public Works Town of Eagar	Elecia Henderson Community Development Town of Eagar
Bruce Ray Community Development Town of Eagar	Mike Hogan Police Chief Town of Eagar	Frank Adams Fire Chief Town of Eagar	

Town of Eagar Project Advisory Committee

The Town of Eagar thanks the citizens listed below and those who attended public meetings and devoted their time, energy and ideas to help guide the development of this Plan.

Steve Erhart Local Business owner/ Councilman	Allen Browning Local Business Owner/Councilman	Bruce Dressler Contractor	Brandee Snyder Realtor
Aaron Lesueur Local Business Owner/ Commissioner	Tobi Puzzi Citizen	Doyel Shamley Consultant/ Commissioner	

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OUR VISION

The vision for our Plan was developed over three public and two P Advisory Committee meetings. It reflects the ideas, ethics and lifestyles that have contributed to the high quality of life we have in our Town today, and that we desire to maintain and enhance in the future.

The Town of Eagar is a community that values its pioneer, ranching, forestry and agricultural heritage, its rural and family oriented lifestyle, and a location that provides access to nearby natural and cultural resources.

Eagar will have a future as a self sufficient, vibrant, cooperative community, with an involved citizenry. New development and design will enhance the natural setting and resources and contribute to the economy.

INTRODUCTION

The Purpose of This Plan

Our Town has experienced many changes over the past decade. These changes have affected our economy, our city services, our schools, our access to the environment, and our lifestyle. We believe that our Town is at a crossroad, and that this Plan will provide direction to ensure that the changes we will continue to experience result in the future quality of life and the lifestyle that we desire. We believe that this Plan sets the foundation for Eagar to become a vibrant community with the highest quality of life in the region.

How This Plan Should Be Used

This General Plan provides information and recommendations to assist Town decision-makers as they guide Eagar into the future. Residents, businesses, and those wishing to do business in the Town can use this plan to help them understand their community, and decide how Eagar will meet the challenges that may be presented to it. In accordance with A.R.S. § 9-461.05, this plan guides land use and zoning decisions. Individuals or entities that own land in Eagar, or are considering the purchase of land within the Town limits, would be wise to consult this document regarding the types of land use, transportation and open spaces the Town encourages.

Challenges Addressed by this Plan

Eagar currently has a high quality of life. Its residents are well educated and have higher than average household incomes than that of the County. To maintain and enhance our quality of life and accomplish our vision, we must meet many challenges. These include providing jobs for all residents that wish to work, increasing our sales tax base, and through our on-going efforts to increase purchasing opportunities for our residents, capturing a higher portion of purchases made and the subsequent sales taxes. It will also be important to maintain and update portions of our higher density mobile home neighborhoods, protect the Little Colorado River Floodplain and other important natural resources, and meet the public service needs of our residents. In particular the General Plan elements include goals and policies to help us.

Provide Jobs for All Residents That Wish To Work:

In the past few years, the old mill site has attracted two new small mills that have restored jobs in the timber industry that were lost in decades prior. We should continue restructuring our economy so that Eagar provides new and continued employment opportunities for its residents and others who wish to work in Eagar.

Increase Our Sales Tax Base and Capture A Higher Portion of the Sales Taxes Paid by Other Residents:

Our year 2010 per capita annual sales tax was \$160.13. While other fees contribute to these services, sales tax is an important funding source providing police, fire, recreation, and other general fund services to our residents. By increasing the number of retail establishments where sales taxes can be collected, we can enhance the quality of life for our residents by providing them with a wider range of and improved services and shopping choices, while providing employment opportunities.

Conserve the Little Colorado River Floodplain

The Little Colorado River is one of the most prominent features of our Town. Its presence helps to reinforce the rural character of our community, connect us with our environment and provides a habitat for birds and other wildlife. This connection to our environment is important to conserve as our Town moves into the future.

Meet the Public Service Needs of Our Residents

Our water system’s 2.5 million gallon storage capacity is adequate. Our wastewater system may need to be expanded and upgraded as our Town continues to grow. Older streets throughout the Town may be in need of paving or re-paving.

Public Participation Program

Many people contributed to the original General Plan, including residents, business owners, school officials, community leaders and Town staff. To inform as many people as possible about the development of this plan, the Town adopted Resolution 2009-05 on February 10, 2009 and implemented an aggressive public involvement program. This included public meetings, participation in “Eagar Days”, press releases, and stakeholder interviews. Public participation in this update to the General Plan is being guided by the Town’s adopted public involvement process. The goals of this program are to:

- Promote citizen involvement and encourage participation in the development of the General Plan Update.
- Involve stakeholders including citizens, landowners, non-landowners, business representatives, and minority groups.
- Understand the residents’ attitudes and opinions regarding the direction of Eagar’s growth and development, key issues facing Eagar and their hopes for Eagar’s future.
- Provide information to the citizens and general public throughout the process.
- Keep the plan in the public eye throughout the process and establish programs to promote public support and approval of the plan.
- Promote intergovernmental and interagency cooperation and collaboration.
- Meet the requirements of Growing Smarter as amended through the Arizona Revised Statutes.

To accomplish these goals the following strategies were implemented during this General Plan Update:

- Establish a General Plan Project Advisory Committee that included a diverse group of residents, landowners and business representatives.
- Meet with elected Town officials to discuss their goals and desires for the community’s future.
- Hold community wide meetings open to the general public and announced in water bills or by other means, to introduce the planning process and present the goals and objectives, land use map and plan elements and allow citizens the opportunity for input and review and to provide written comment.

In the development of this plan, five public meetings were held.

CONTEXT

Introduction

The purpose of this section is to provide a historic overview of Eagar’s history so that the Town’s current development patterns and planning opportunities and challenges can be understood in the context of its history, location and current trends.

Location

Eagar is located west of the intersection of Highway 180 and State Road 260 in the White Mountains of northeastern Arizona.

The Town is approximately 18 miles east of the New Mexico State line and is almost equidistant from Albuquerque, New Mexico and Phoenix, Arizona. It is considered part of Apache County’s Round Valley. The Town is bordered by Springerville on the north and northeast.

West of Eagar is Greer, Sunrise Ski Resort (22 miles to the west), and the resort Towns of Pinetop-Lakeside (47 miles to the west) and Show Low (47 miles west). The Apache-Sitgreaves National Forests is to the south and the Fort Apache Indian Reservation to the west and southwest.

Eagar lies at the juncture between the high pines and high desert. Surrounding Eagar are multiple natural resources and tourist attractions. The Becker Lake State Wildlife Area, Nelson Reservoir, Big Lake, and Lyman Lake State Park are all within ½ hour drive of Town. The 10,912 foot Escudilla Mountain, and many peaks over 9,000 feet are located to the south. Cultural Resources, such as Casa Malpais are also in the immediate vicinity.

The planning area for Eagar is a 12+- square mile area encompassing approximately 7,120 acres of incorporated land located within Apache County. The Town lies between 6,990 and 7,200 feet above sea level.

Our Heritage

Native Americans and Spaniards

As in most of Northern Arizona, Native Americans were the first inhabitants of the area. Ancestors of the Zuni and Hopi, know as the Mogollon people, originally occupied this area. Evidence of their civilization is the Casa Malpais "house of the badlands" prehistoric site. This site is believed to have been built between 1250 and 1380. The site is 2 miles north of Eagar on US 60. Casa Malpais was occupied for about 200 years and it was abandoned about 1400 A.D. (Casam. 2001).

The land was well watered, having timber and game in abundance. Plenty of clay for pottery and flint for arrowheads was available. However, with the coming of the white men, the valley was devoid of Indian life (Irvine and Eagar, 1999).

As far as recorded history goes, the Spanish were the first settlers in Round Valley, or Valley Redondo, as it was called (which includes the current boundaries of Eagar and Springerville). By 1872, the Spanish- Americans had established a colony called Nutrioso Creek.

Henry Springer, a trader from Albuquerque, New Mexico, opened a store in 1875, across from the Little Colorado River in the western part of the Valley. When it came time to select a name for the post office, the people in the area honored him by naming it Springerville.

The early pioneers farmed, raised dairy cows, made cheese and butter, traded produce and game, and lived off the land.

Mormon Settlers

In March of 1878 the first Mormon wagons from Utah reached the Valley. Others soon followed them and in 1878 the first Mormon Ward was established as Round Valley Ward, Little Colorado Stake, Jacob Hamblin as presiding Elder. In 1879 the Mormons in the lower end of the Valley were organized into the Alma Ward and William Walter Eagar and family arrived at Christmas time 1879. In 1880, the Ward was renamed to Omer. This Ward was laid out according to Mormon plan into blocks and lots. Its streets were plotted and surveyed with the main street running north from the present site of the Springerville public school to the bluff north of Nutrioso Creek. In the meantime, the Mormons in the upper end of the Valley had also organized into a Ward known as the Amity Ward. It was also laid out into blocks, lots and streets, and surveyed. Its location was east of what is know today as the Milky Way Ranch (Irvine and Eagar, 1999).

The largely uninhabited Round Valley was also an ideal refuge for outlaws who were being driven from adjoining states. Prominent among these gangs were the Cavanaugh, also known as Snider gang, nine of whom were killed in a fight just among themselves on the hill back of what is now the Eagar cemetery. The Clantons, whose feud with Wyatt Earp made Tombstone famous, lived in this section, homesteading in several places adjoining the Valley (Irvine and Eagar, 1999).

By 1885 the town site of the Omer Ward was in dispute as well as some of the lands belonging to the Mormons at Amity. Land jumpers belonging to the lawless element, claiming squatters' rights and refusing to sell at any price ordered the Mormons to leave their homes. It is a significant fact that most of Omer town site still lies in sagebrush to this day.

The Eagar brothers, Joel, John and Will, together with the Robertsons, had taken up homesteads on what was known as the bench, the present town site of Eagar. The families lived in Springerville during the winters. The Mormons started their move to this new location and the building of their canals, ditches and reservoirs commenced.

As the Mormons in Springerville were having increasing trouble with land jumpers, church authorities from Salt Lake City, Utah, visited the area and advised the people to unite the Omer and Amity Wards into one Ward to be called Eagar Ward. The Eagar family, who had taken up homesteads in 1878 in the area, gave land in 1888 to develop a town site. The town was first called Union, then Eagarville, and finally Eagar. (Irvine and Eagar, 1999).

In 1898, a post office was established with Emma J. Udall as the first postmaster. Soon after the move of the Mormons from the present site of Springerville to Eagar, they established their own school under Mr. Fred W. Schell.

Development in Eagar continued to focus on Main Street, which became U.S. 260, the major highway through Round Valley.

In addition to the two town sites of Eagar and Springerville, two other projects of the early settlers created lasting features on the landscape. These are Becker Lake and the irrigation system. Initially, water was diverted directly from the Little Colorado River to irrigate 1,000 acres in Round Valley. During the 1880’s and 1890’s much of the present irrigation system was developed to supply water to fields and town lots (Irvine and Eagar, 1999).

Into the Present

The Round Valley Light and Power Company, owned by Mr. And Mrs. Alvin Becker brought electricity to Eagar in 1927. The early phone system only operated from 8 a.m. to 8 p.m.

A hospital was built in cooperation with surrounding communities. The hospital served for some time and was finally replaced by the present hospital in Springerville.

The 26 Bar Ranch is also located on the west side of Eagar. With the exception of pasture land, the ranch is situated within the Town boundaries. In the 1940’s, the 26 Bar Ranch was part of the Milky Way Ranch. The Actor John Wayne and Louis Johnson acquired the ranch in the 1960’s, and raised world class Hereford Cattle. After John Wayne’s death, the Ranch was owned by Tom Chauncey, an owner of a local television and radio station. Ultimately, in 1997 the Ranch was acquired by the Hopi Tribe (eagar.com, 2001).

The Town of Eagar was incorporated in February, 1948, with a population of 641. Seventy-five blocks were contained in the first incorporation. Thirty-seven years later, the 1985 special census indicated Eagar’s population to be 4,001 (General Plan, 1990). The 2000 U.S. Census places the population at 4,003. The 2012 Census showed Eagar’s population to be 5003. The major area employers include the Salt River Project Coronado Generating Station, Tucson Electric Power Springerville Generating Station, and the United States Forest Service. Two annexations to the town were completed in 1998. The west annexation is approximately 1,280 acres, and is zoned for agricultural use with an industrial district. The east annexation is approximately 640 acres, and is zoned for commercial, multi-family and manufactured housing residential land uses. In 2005 the area where the Rodeo Grounds is located was annexed, it is approximately 15 acres and was zoned for agricultural use. In 2012 two parcels approximately 7 acres that border the Town of Eagar on the Northeast were annexed, at the request of the owner, and were zoned for residential use.

LAND USE ELEMENT

Introduction

The Land Use Element includes goals, objectives, and policies that provide guidance about how we envision new development and our Main Street to grow in keeping with our vision, small town character, and rural lifestyle. It contains a map that shows the type, character and locations that we desire for new development. Many considerations are incorporated into the Land Use Element and map and recommendations outlined therein should be considered in concert with the other elements in this plan.

Yesterday and Today

Our current development pattern reflects our rural, western pioneer history. Our wide main street is lined with commercial uses typical of western, rural towns. The most intense commercial development is located at the intersection of State Road 260 (Central Avenue) and Main Street, the busiest intersection in the Town. Our ‘in town’ lots include horse properties, old barns and sheds. With the exception of some commercial uses along Central Avenue and Main Street and commercial development downtown, our Town is typified by residential development characteristic of small towns and a rural lifestyle.

- The cornerstones of our 1990 Land use element were:
- That residential land use will be low density in nature and type.
 - That residential use will occupy approximately 80% of the Town’s land base.
 - That an identifiable open space network will be developed.
 - Future industrial uses will be of a light manufacturing type and will occupy less than 5% of the Town’s land base.

The 1990 Eagar General Plan identified the proposed Eagar land use as 85 % residential, 10% commercial – industrial, with the remaining 5% dedicated to public facilities, including schools.

Table 1 Acres by Land Use - General Plan Update 2013		
Land Use	Area in Acres	Percentage of Land
Residential	6052.37	85
Commercial-Industrial	712.05	10
Public Facilities	356.02	5

Table 2 indicates that approximately 32% of Eagar is zoned for Agriculture, 31% is zoned for Agriculture – Residential, and 15% is zoned Single Family residential. The zoning map includes the annexations that have been completed. Two of the annexations were mostly zoned for agricultural uses. The other annexations included a mix of zoning types. The town’s commercial zoning is concentrated in the downtown and along the intersection of State Route 260 and US Highway 180/191. The majority of the town’s industrial zoning is accounted for on Water Canyon Road and State Route 260 on the west side of Town.

Zoned land reflects a higher percentage of agricultural uses than included in the 1990 General Plan¹. In addition, zoned mobile home constitutes less than 4% of all zoning and more than 30% of the housing stock, indicating that these uses are at substantially higher densities than single-family homes. Over time and as these areas become obsolete, there may be opportunities to upgrade these higher density areas with apartments or similar housing stock. Zoned industrial and zoned commercial uses are greater than envisioned in the 2002 General Plan. The zoning map designations are summarized in Table 2.

Table 2 Town of Eagar Zoning			
Zoning Category	Zoning Classification	Area in Acres	Percentage of Total Area
AG	Agricultural	2,251.52	32%
AR-43	Agricultural - Residential	1490.47	21%
AR-20	Agricultural - Residential	773.96	10%
R1-10	Single-family Residential	1034.87	15%
R2-7	Single family and Multiple-Family Residential	268.35	4%
RMH-7	Single family and Multiple-family Residential and Mobile Home	208.70	3%
MHP	Mobile Home Park	42.22	.6%
C-1	Commercial Zone	430.61	6%
I-1	Industrial	281.44	4%

LAND USE CATEGORIES

The Land Use Categories on the General Plan land use map do not guarantee the maximum or minimum development densities or intensities they represent. Rather, they are used to provide guidance regarding development appropriate to the Town. Consideration of developments that do not fall within the intensity and density guidelines of the General Plan land use category for that location may initiate a General Plan amendment process. The General Plan amendment process for the Town of Eagar is discussed in this document.

¹ There is no requirement, in Arizona, to rezone all land in conformance to the General Plan.

RESIDENTIAL

Rural

Locations: See Land Use Map

Purpose: The purpose of this land use category is to conserve the rural nature of the Town of Eagar.

In Town

Locations: See the Land Use Map.

Purpose: The purpose of this category is to encourage residential development that is compatible with Main Street commercial uses at densities that are high enough to promote walking between houses, to other destinations such as schools, to Main Street commercial areas, and to parks. Residential development that would be typical of this land use includes single family, multi-family, patio home, attached and clustered housing.

EMPLOYMENT

Commercial

Locations: See the land Use Map.

Purpose: The Commercial land use category is the traditional commercial. The purpose of this district is to encourage a wide range of retail uses that will contribute to the employment and sales tax base of the Town. Land uses in this district include any appropriate commercial use.

Industrial/Commercial

Location: See Land Use Map.

Purpose: The purpose of this land use category is to provide locations for employment uses that are necessary to support the growth of industrial and manufacturing needs.

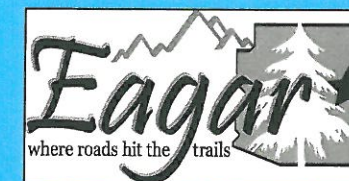
PLANNING ISSUES

The Town has experienced a tremendous season population increase, reflected in water hook-ups and building permits. These new seasonal residents expect services and infrastructure. Eagar’s continued housing growth will likely increase the demand for new residential zoning In 2013 The Town reexamined the current zoned and planned land uses and reorganized them into patterns that are more economic and market friendly. Table 3 indicates the projected growth for housing in the community.






Table 3 Town of Eagar Dwelling Units Growth				
	2005	2010	2015	2020
Total Number of Dwelling Units	1837	2045	2060	2085
Average Growth – Units		208	15	25
Overall Percent Change from 2005		11.32%	.12.14%	13.5%





GOALS, OBJECTIVES, AND POLICIES

- Goal:** Promote a viable, rural, balanced land use pattern.
- Objective:** Encourage the development of rural land use patterns in Eagar.
- Policy:** Enforce the General Plan Land Use Map and zoning and land use conformance.



General Plan Land Use

-  Floodplain/Open Space
-  Rural
-  In Town
-  Commercial
-  Industrial/Commercial

-  Highways
-  Proposed Minor Arterial Street
-  Minor Arterial Streets
-  Community Parks

State Land

Airport

Springerville

Central Ave.

Chiricahua Trail

Main Street

River Road

School Bus Road

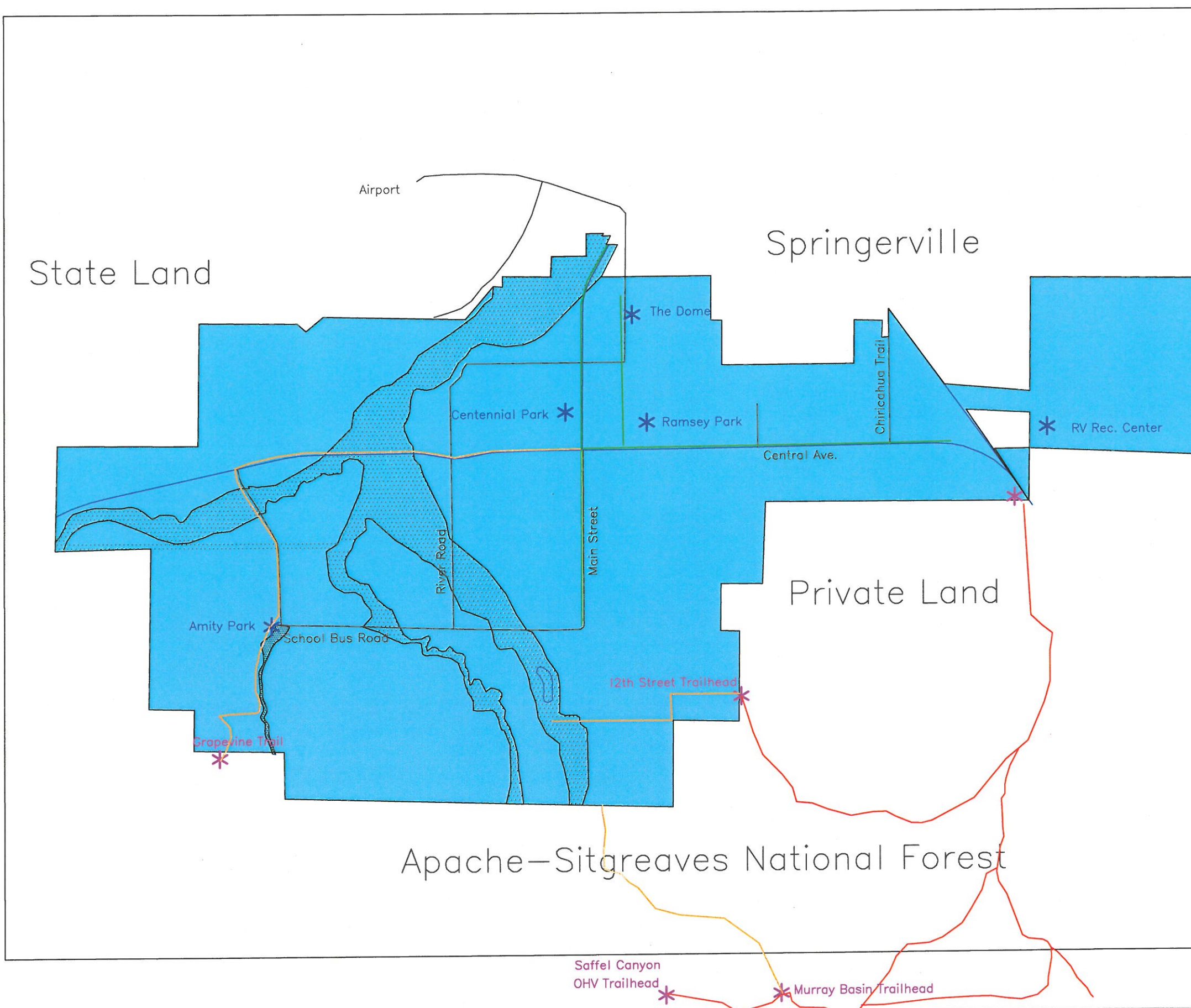
Private Land

Apache-Sitgreaves National Forest



Open Space Element

- Floodplain/Open Space
- Highways
- Minor Arterial Streets
- Trailheads
- Community Park
- Existing Trails
- National Forest Trail
- Proposed Trails



- Objective:

Encourage a range of residential land use densities and commercial intensities within Eagar.
- Policy:

Encourage higher density land uses adjacent to the town core
- Policy:

Retain lower density, large lot, residential land uses in meadows, high visibility areas, and open fields.
- Objective:

Develop the intersection of Central Avenue and Main Street as the center of the Main Street.
- Policy:

Develop a town core Center Plan for the intersection of Central Avenue and Main Street.

Goal: Encourage sales tax and employment generating uses in appropriate locations

- Objective:

Encourage the development of commercial nodes at the intersection of Central Avenue and US Highway 180/191, and at the intersection of School Bus Road and Central Avenue, near the Town’s western border.
- Policy:

Work to advertise Eagar and sites available for commercial development within the Town.
- Policy:

Develop commercial property along Central Avenue to Main Street.
- Objective:

Protect employment related uses along Main Street and Central Avenue and in the industrial areas on Central Avenue (SR 260).
- Policy:

Work with the Town of Springerville, Arizona Department of Commerce, Greater Arizona Development Authority (GADA), Arizona Department of Transportation, and regional Chambers of Commerce to obtain commercial airline service at the Springerville Airport.
- Policy:

Market our slogan as effectively as possible.

OPEN SPACE ELEMENT

Introduction

The Open Space Element addresses the conservation of the Town’s open space and recreation resources in a manner that is in concert with its future development patterns and economic potential. It contains goals, policies, and objectives to provide open space in a manner that is in line with the vision statement in this plan and is beneficial to Eagar and its residents.

Yesterday and Today

Eagar has always been resource-rich. The Little Colorado River, which passes though the western half of Town, provides a rich habitat for birds and other wildlife and the vegetation that supports them. South of Town is the Apache-Sitgreaves National Forests which offers resources for camping, hiking, hunting, fishing, off-road vehicle use, mountain biking, and horseback riding. Fee-based recreation activities, which include skiing, hunting and fishing, are available on the Apache Indian Reservation.

In addition to undeveloped and fee-based recreation activities, the Town provides formal recreation facilities. These include Ramsey Park, Centennial Park and the Recreation Center. The Public Works Department, Fire Department and the Clerks Office manage these facilities through a combined effort. The Town of Eagar Recreation Center is Leased from the Arizona State Land Department.

Ramsey Park consists of 1.8 acres of developed land and 4.2 acres of undeveloped land. North Ramsey Park consists of 8.0 acres of undeveloped land Amity Park consists of 1 acre of developed land. The Recreation Center, owned by Arizona State Land Department, consists of 16.9 acres. All of these facilities include sports fields, play areas, and parking.

The total undeveloped open space of the Little Colorado River, and its tributaries and flood plains, is 985.46 acres, however, it is privately owned.

The Town and the surrounding area also offers cultural opportunities including historic and pre-historic sites. Petroglyphs are found along the Little Colorado River and its tributaries, canals, built by Mormon settlers, are still visible and intact, and original settler homes and home sites are marked. Nearby Casa Malpais provides additional pre-historic resources.

Planning Issues

- All of the Town’s developed recreation facilities are east of Main Street. As the Town continues to grow, more developed parks will be needed.
- Ramsey Park is a fully developed community park. As more seasonal and full time residents use the park, additional facilities may be needed.
- Several trails within the Apache-Sitgreaves Forests originate in Eagar. These origination points should be marked and conserved. Connections to Town non-motorized trails should be provided.
- The Town does not have a connected trail system that links its open space, cultural and developed recreation resources.

GOALS, OBJECTIVES, AND POLICIES

Goal: Create an expanded parks and trails system that will serve the residents and visitors.

Objective:	Improve park facilities to provide a variety of services.
Policy:	Fund improvements for upgrades to the facilities.
Objective:	Combine open space resources with other public facilities.
Policy:	Work with the Round Valley High School to provide tourist and recreation opportunities. An example would be a western or extreme sports film festival, held in the High School theater.
Policy:	Work with businesses, along Main Street, to provide benches and attractive area to sit and walk.
Objective:	Promote Eagar’s natural resources in a manner that encourages their wise use and conservation.
Policy:	Work to promote Eagar as a “base of operations” for recreation.
Policy:	Work with the Eagar Chamber of Commerce to use Eagar as a good “base of operation” for hiking, mountain biking, camping, and other outdoor oriented recreation.
Policy:	Consider sponsoring fishing, mountain biking, birding, or other recreation events to make others aware of Eagar’s diverse open spaces and natural resources.

Transportation Element

Introduction

This element describes the current Transportation System for the Town of Eagar and contains the goals and objectives to assure efficient and adequate modes of transportation and to help provide an understanding of possible needs associated with future growth. The Growing Smarter legislation ties together land use and transportation planning to pro-actively address critical transportation issues. The legislation also requires communities to exchange plans with neighboring municipalities prior to their adoption, so that regional issues, which often include transportation corridors and modal connections, can be addressed.

A comprehensive planning approach for transportation and circulation within the community is critical to developing the type of community resident's desire. Residents play an important role in the development of the General plan and

in monitoring its implementation. In this way the vital transportation and circulation infrastructure needed to enhance the community will develop to support access to jobs, schools, recreation areas as well as facilitate regional travel.

Yesterday and Today

The local streets are constructed and maintained by the Town’s Department of Public Works, while the State of Arizona maintains the state highways in and adjacent to the Town of Eagar.

Eagar’s street transportation network consists of the following:

- Arterial streets (major and minor) – Central Avenue (SR 260) and Main Street
- Collector streets – School Bus Road, 4th Street, River Road and 4th Avenue.
- Minor Streets (local) – 26 miles of minor streets, 18 miles of which are paved.

The existing and proposed streets are depicted in figure 3,

Traffic volumes on Central Avenue between US 180/191 and Main Street should be expected to increase from 2500 to 3700 vehicles per day (vpd), between Main Street and School Bus Road, the traffic volumes should increase from 2800 to 6200 vpd. With these increased volumes, Central Avenue should still operate at an acceptable level of service.

Currently, a 10-foot multi-use path exists on the north side of Central Avenue between Main Street and the fairgrounds. This multi-use path is for bicycles and pedestrians to safely travel east and west through Eagar.

Public transit does not currently exist in the Town of Eagar. However, as the community continues to grow and as the demand increases, the Town should explore options for implementing a public transit system.

The future will bring increased traffic volumes as the area continues to grow. In order to maintain the safe and efficient circulation of this traffic, the Town needs to be planning for the future. This includes incorporating standards and right-of-way widths that allow for the transition to wider streets where necessary.

Downtown Eagar is located within 2 miles of the Springerville Municipal Airport. The airport operates two lighted asphalt runways and a small terminal. Runway 3/21 is 8,420 by 75 feet, and runway 11/29 is 4600 by 60 feet. There are 12 aircraft based there, and there is the capability to handle small jets and multi engine propeller driven aircraft. Access from Eagar to the airport is only available via Main Street or Coconino Street to the Airport Road. Currently, traffic from the west side of Eagar must travel through downtown to access the airport.

With a Grant from ADOT the Round Valley Multimodal Transportation Study was completed in May 2012.

Planning Issues

- Future developments and improvements to SR 260could promote community activities, as well as pedestrian and bicycle traffic in the downtown area. Bicycle lanes and wide sidewalks may be necessary to ensure the safety of pedestrians and bicycles.
- Presently, very little parking is available on Main Street. Future improvements to the downtown area could increase the need for parking. On street parking as well as new parking lots should be researched to alleviate this potential demand.
- There may be some streets that are approaching or possibly exceeding their ultimate capacity. The Town should consider performing traffic counts on some of the major streets to verify existing data. This will provide the Town with some of the information necessary to make informed decisions for street improvements.
- There are some streets in the Town that experience flooding during storm events. The Town should consider performing traffic counts on the major and minor arterial streets to verify existing data. This will provide the Town with some of the information necessary to make informed decisions for street improvements.
- There are some streets in the Town that experience flooding during storm events. The Town needs to adopt drainage and flood control regulations to prevent this from occurring with new development. In addition, the Town needs to continue to implement improvements projects to eliminate this problem in existing developed areas.

- The Little Colorado River passes within two miles of downtown Eagar; this area is a popular recreation destination for many tourists and residents. Currently a well-developed multi-use trail does not exist along the river. An established trail would promote activity in the area and improve the safety of its users.
- A Transportation Master Plan was developed in 2012 through a PARA Grant from Arizona Department of Transportation and should be referred to when planning transportation changes.

GOALS, OBJECTIVES, AND POLICIES

Goal: Maintain streets to enable safe and efficient travel.

Objective: Repair of older streets throughout the Town that require maintenance. Continue the paving of all unpaved streets within the Town limits.

Policy: Continue to fund the renovation of the older streets and paving projects.

Goal: Provide streets that maintain drivable lanes in both directions during storm events.

Objective: Prevent the flooding of streets during storm events.

Policy: Implement flood control measures in developed areas.

Goal: Design street capacity to meet current and future demands without negatively affecting adjacent existing and planned land use

Objective: Bring Town streets to minimum standards, as necessary, to improve traffic flow and increase the safety of their users.

- Policy: Enhance existing standards for street right-of-way and pavement widths.
- Policy: Develop a transportation master plan to identify road and street classifications and functions.
- Policy: Identify requirements and funding sources for road widening projects
- Policy: Develop a connecting road that will provide a loop from School Bus Road, at the southeast, north to Central Avenue.
- Policy: Develop a north to south connecting road that will connect Maricopa Drive to Central Avenue.

Goal: Enable access to growth areas.

Objective: Work with potential employers to encourage efficient access routes to the industrial area on the north side of Central Avenue on the western side of Town.

Policy: Work with individual developers and approve, on a case-by-case basis, access connecting Central Avenue to the planned industrial area on the north side of Central Avenue.

Goal: Promote alternative forms of transportation for work and recreation.

Objective: Encourage safe, easily accessible bicycle and pedestrian travel throughout the Town.

- Policy: Incorporate bicycle lanes and widen sidewalks in the downtown area to allow additional circulation and ensure the safety of pedestrians and bicyclists.
- Policy: Incorporate pedestrian and bicycle paths along the Little Colorado River and other areas that lend themselves to recreation use.

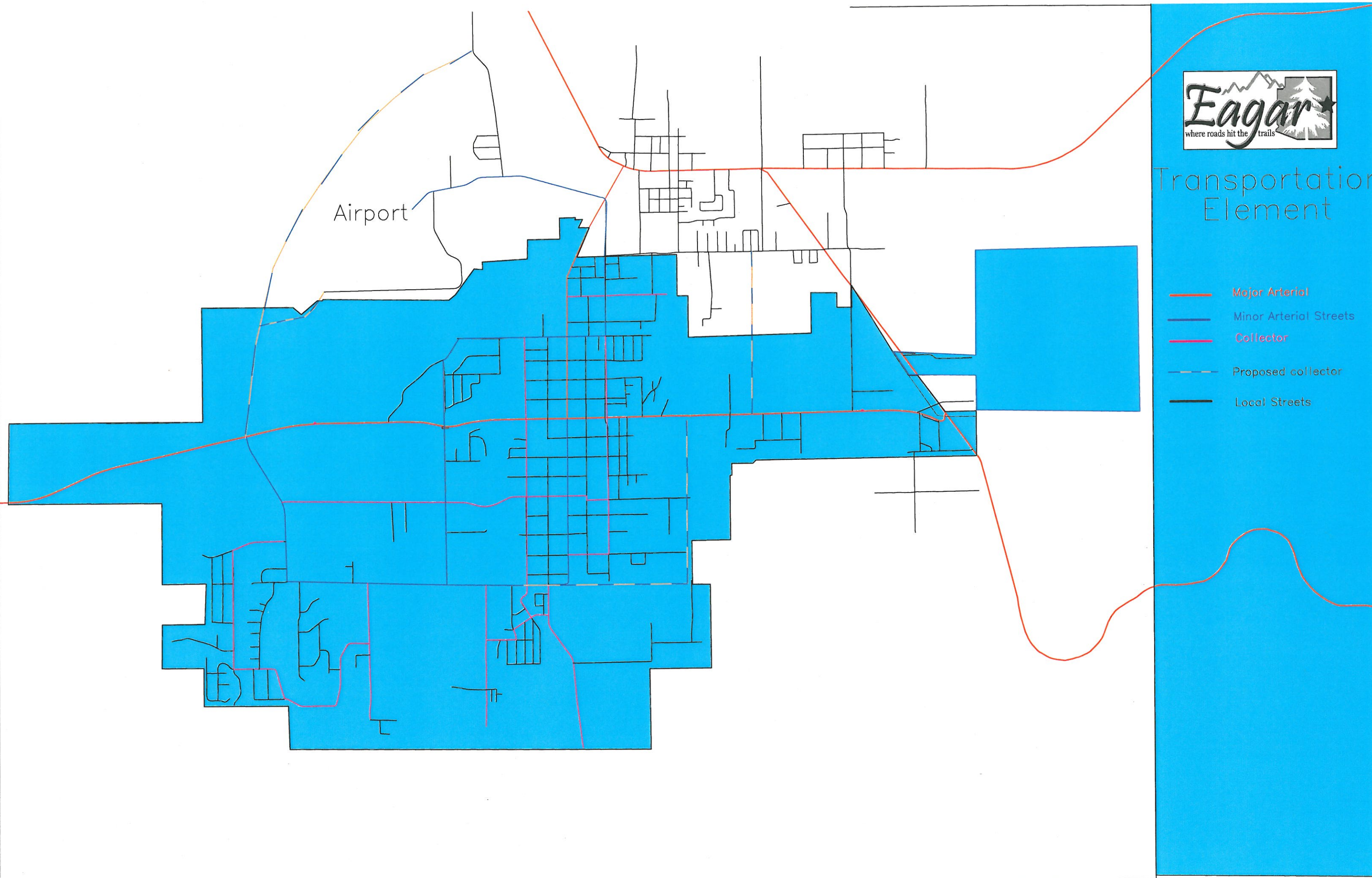
Objective: Provide, when appropriate, connections to the areas along the Little Colorado River Floodplain.



Transportation Element

- Major Arterial
- Minor Arterial Streets
- Collector
- Proposed collector
- Local Streets

Airport



Policy: Provide peripheral access to parking areas along the Little Colorado River floodplain and 4th Avenue.

Goal: Provide transportation options to and within the Town of Eagar.

Objective: Provide non-motorized transportation facilities within Eagar and along state roads.

Policy: Implement the goals and objectives found in the Round Valley Multimodal Transportation Study Dated; May 2012.

GROWTH AREA ELEMENT

Introduction

The purpose of this element is to identify those locations within Eagar where more intense growth is encouraged in order to promote the efficient use of existing and planned infrastructure and services areas. The Town welcomes commercial and employment development that is compatible with its rural environment.

Yesterday and Today

The 2000 census showed that the demographics of Eagar changed during the decade of the 1990s. While the town grew by only eight persons, the total number of housing units increased by 209 or 13.9 % as shown in Table 5. This lack of population growth can be explained by examining the average household size that went from 3.45 to 2.99 during the decade. The 2010 census shows that Eagar grew by 860 people and the number of housing units increased by 119 and the average household size went down to 2.98.

Table 4				
Population Growth, 1990 to 2010				
	1990	2000	2010	Percent Change
Eagar	4,025	4,033	4885	21.36%
Springerville	1,802	1,972	1961	8.83%
St. Johns	3,294	3,269	3480	5.64%
Apache County	61,591	69,423	71,518	16.11%
Source: US Census Bureau				

Table 5				
Regional Housing Growth, 1990 to 2010				
1990	Occupied Units	Total Units	Vacancy Rate	Persons Per Household
Eagar	1,156	1,504	23%	3.45
Springerville	647	840	23%	2.77
St. Johns	940	1,237	24%	3.50
Apache County	15,981	26,731	40%	3.80
2000				
Eagar	1,344	1,713	22%	2.99
Springerville	753	896	16%	2.55
St. Johns	989	1,392	29%	3.19
Apache County	19,971	31,621	37%	3.41
2010				
Eagar	1606	2045	21%	2.98

Springerville	775	954	18%	Info not available
St. Johns	1168	1476	21%	Info not available
Apache County	18,953	32,467	41%	3.65
Percent Change				
Eagar	38.9%	35.9%	na	na
Springerville	19.7%	6.7%	na	na
St. Johns	24.2%	19.3%	na	na
Apache County	18.5%	21.4%	na	na
Source: US Census Bureau				

Table 6 Town of Eagar Dwelling Units Growth				
	2005	2010	2015	2020
Total Number of Dwelling Units	1837	2045	2060	2085
Average Growth – Units		208	15	25
Overall Percent Change from 2005		11.32%	12.14%	13.5%

Current development is mostly focused in areas where the natural resources and views are the most significant. These include the southwest area of Town, south of School Bus Road. Additional development is occurring on the eastside of Town, south of Central Avenue on the ridge. A new sewer line to the west will support some new development.

While Eagar is the largest municipality in the county in terms of population, its economy is not as strong as other, smaller communities in the area.. Measures such as retail sales tax revenue and employment show Eagar less active than its regional neighbors. Eagar's vision for the future involves capturing a larger proportion of the employment generating activity in the region, thus providing its citizens quality employment opportunities.

Growth Areas

Several areas within Eagar were identified as potential growth areas. While each of these areas is recommended to support different types of development, they share common factors determined by the Town to be important to growth areas. These factors are: access by a major street or state highway used by through or regional traffic, existing or planned infrastructure that can support more intense development, and an appropriate separation from the Little Colorado River floodplain. The growth areas are described below.

Main Street – Maintaining a small town feel along Main Street is both a tourism draw and a point of pride for the community. The businesses along Main Street, and the homes which immediately surround it, help maintain a rural feel within the current commercial corridor for the community. It is important to maintain and encourage a broad mix of uses in this area including office, retail, cultural and residential. Through the State sponsored Main Street Program, Eagar can tap into some of the resources needed to make Main Street a place where a diverse group of people will want to live, work, and play.

West Side Industrial Area – The Little Colorado River floodplain is contained by a ridge on the north side of Central Avenue. Some employment uses already exist within this area. Development of employment uses within this area would enable the Town to encourage growth in an area already well served by transportation infrastructure (Central Avenue is also State Road 260 and the Springerville Airport is located to the north of this area). In addition, employment uses that may not be visually compatible with the low density, rural development patterns of the town would be hidden by the topography in this area. The area also contains the Little Colorado River, which opens up the potential for open space, trails and tourism activities. A commercial node, which could serve tourists entering the town from the west and employment uses in the industrial area, is recommended on the north side of SR 260 at its intersection with School Bus Road.

US Highway 180/191 Corridor – US Highway 180/191 forms an important transportation corridor that brings both tourists and regional shoppers into Eagar. In the long term, improvements at the interchange of US Highway 180/191 and Central Avenue will help improve traffic flow and direct it into Eagar.

Planning Issues

- Housing development is likely to continue. As these requests for new projects are made, the Town may need to consider encouraging their development in areas where adequate infrastructure, such as water or sewer exists to accommodate them
- Some areas identified for commercial development, such as areas identified on the General Plan map north of Central Avenue, are also potential locations that may be suggested for residential development.

GOALS, OBJECTIVES, AND POLICIES

Goal: Optimize Town Infrastructure Spending

Objective:	Optimize infrastructure use.
Policy:	Prioritize infrastructure expansion and development in growth area.
Policy:	Clearly define and publicize the Town’s development priorities to encourage the development of growth areas.
Objective:	Concentrate infrastructure development to take advantage of opportunities for economies of scale.
Policy:	Encourage commercial development in appropriate locations along major transportation corridors.
Policy:	Prepare for development opportunities on the east side of town by conducting the preliminary planning for a wastewater facility to serve this area.
Objective:	Work with adjacent communities to encourage more connectivity between them.
Policy:	Coordinate regional planning activity to build strong transportation linkages between Eagar, Springerville, and the surrounding communities.
Policy:	Modify the interchange between Highway 180 and Central Avenue to allow for commercial opportunities at the intersection, and easier flow of traffic from either direction into the town center.

Environmental Planning

Introduction

The purpose of this section is to describe the existing conditions with regard to natural resources and the environment. Furthermore, it is to identify challenges and potential opportunities presented by the physical and biological characteristics of the planning area. Recommendations are made which address both the constraints and opportunities identified.

Yesterday and Today

The Eagar planning area occurs at an elevation range of approximately 7,000 to 7,500 feet above mean sea level. Topography gently slopes down to the north and northwest. Slope over most of the planning area ranges from 1 to 5 percent. Slopes of 35 to 45 percent or more are limited to the extreme southwestern portion of the planning area

The planning area supports primarily a Plains grassland “short-grass” plant community that is dominated by grasses, including grama grass (*Bouteloua* spp.), buffalo-grass (*Buchloe dactyloides*), plains lovegrass

Soils in the planning area vary in their potential to support specific uses. Most of the planning area has soils within the Eagar Series (EaB, EaC, EaD), which are well-drained soils formed in gravelly alluvium derived from basic tuff. These soils exhibit moderate permeability and low available water capacity and have been used for irrigated farming, home sites, range, and wildlife habitat.



Environmental Planning Element

-  Floodplain/Open Space
-  Highways
-  Minor Arterial Streets

State Land

Airport

Springerville

Central Ave.

Chiricahua Trail

Main Street

River Road

School Bus Road

Private Land

Apache-Sitgreaves National Forest

Climate in the planning area is moderate in temperature and semi-arid with regard to precipitation. Average annual precipitation is about 12 inches. Average annual snowfall is about 21 inches, with snow cover generally not persisting through significant portions of the winter season.

Planning Issues

- The primary challenges or potential constraints to planning are related to soil characteristics, the potential occurrence of wetlands, and FEMA floodplain areas.
- Portions of the LCR floodplain are likely to support wetlands regulated under Section 404 of the CWA. Placement of fill or dredged material within wetlands or other waters of the U.S. (i.e., perennial, intermittent, and ephemeral streams and impoundments thereof) is subject to permitting requirements under Section 404 and is regulated by the U.S. Army Corps of Engineers. The occurrence of wetlands is probably not limited only to areas with Shay soils; other portions of the LCR floodplain, particularly adjacent to the active channel, and other portions of the planning area may also support wetlands.
- The location of floodplains may affect proposed uses in the planning area. FEMA floodplains occur along the LCR. Developed uses within 100-year floodplains will require floodplain use permits.
- Opportunities are afforded by Eagar’s geographical location, unique setting, and moderate climate. These include outdoor recreational events that can boost local revenues, including regional sports tournament, mountain bike races, road bike races, and other types of events.

GOALS, OBJECTIVES, AND POLICIES

Goal: To protect and improve, where possible, environmental quality and natural resource values within the Eagar Planning Area.

Objective:	Preserve the integrity of soil substrates in the planning area and protect water quality within the Little Colorado River watershed.
Policy:	Avoid or limit development on floodplain or other soil types that have a shallow water table, slow permeability, low shear strength, and/or support wetlands. These are primarily Shay, Nutrioso, and Hereford soil types.
Policy:	Implement measures during and after construction that minimize impacts to soils. These should include minimizing the footprint of disturbance and soil compaction to building envelopes.
Objective:	Protect air, land and water quality in the planning area.
Policy:	Use and update yearly the Small Community Environmental Protection Plan, which was completed in 2014.

COST OF DEVELOPMENT ELEMENT

Introduction

Providing quality municipal services to the residents and businesses of the town of Eagar is of critical importance. As growth occurs, limited resources need to be allocated to maintaining the existing systems and services, while simultaneously increasing these to accommodate new demand. This issue is one that needs to receive continuous scrutiny to ensure that the delivery standards of municipal services are not being degraded by development activities. The Town wants to continue to grow, but not at the expense of existing residents and businesses. The purpose of this element is to ensure that new development is required to pay a fair share of increased public service costs it imposes on the Town.

Yesterday and Today

The Town of Eagar funds capital improvements through a variety of sources including its general fund, the State Highway Users Revenue Fund (HURF), and other grants and loans. Bonds have been used for road improvements. To ensure that new development pay its share of the costs of infrastructure associated with it, the Town proposed development fees. Residents voted against these fees at a general election in May, 2001.

To fund future improvements, the Town may continue to consider a variety of revenue sources, including State shared revenues, Federal and State funds, grants, and loans. Other service fees, assessed on a per household basis, are used to fund public water and sewer services.

Planning Issues

- New infrastructure including water and sewer lines, roads, and parks, will be necessary to support new residential and commercial development.
- Housing growth and the demand for services is increasing faster than revenues to fund improvements.
- Older infrastructure will be in need of upgrading within the next decade. These upgrades may compete for funds with new and needed commercial and employment development.

GOALS, OBJECTIVES, AND POLICIES

Goal: Preserve and enhance the existing level of public services for current and future residents and businesses.	
Objective:	Encourage land uses that are appropriate to existing and planned infrastructure and service capabilities
Policy:	Require a water needs and wastewater generation assessment for all new development.
Policy:	Require a police and fire needs assessment for all new development.
Policy:	Require a school capacity assessment for all new development.
Objective:	Ensure that the burdens imposed on new development for capital improvements benefit the development and are reasonable proportionate to the demand placed on municipal service by the new development.
Policy:	Recover through a variety of funding mechanisms 100% of the capital costs related to wastewater, water, parks and recreation, fire police, roads and other municipal services and facilities associated with new development.
Goal: Maintain and enhance the fiscal viability of the town.	
Objective:	Diversify Town revenue streams.
Policy:	Maximize the use of grants and subsidies to pay for capital projects and services.
Objective:	Increase employment and wage levels in Eagar.
Policy:	Increase efforts to attract companies and industries with above average wages.
Policy:	Continue to fund local and regional economic development efforts.
Objective:	Protect the town’s retail tax base and prevent sales tax leakage.
Policy:	Protect future commercial locations from residential down zoning.
Policy:	Increase business retention efforts by working with local businesses to their challenges and enlisting the support of the Town in identifying strategies for correcting them.
Policy:	Develop incentives to increase the retail and commercial tax base of the town.
Objective:	Optimize the use of Town resources in the long-term.
Policy:	Update the capital improvements plan on a yearly basis.

Policy:	Support and fund long-range infrastructure planning efforts.
Policy:	Encourage dedication of open space parks and park sites in conjunction with development.
Policy:	Explore partnering with other governmental entities to reduce construction and maintenance costs.
Policy:	Construct oversize infrastructure construction in appropriate locations to suit long range development needs.
Policy:	Consider privatizing some Town functions when feasible and appropriate.

WATER RESOURCES

Introduction

This element describes the current water system for the Town of Eagar and contains the goals and objectives to assure an efficient and adequate supply of water as well as helping to provide an understanding of possible needs associated with future growth. It contains goals and objectives to assure an efficient and adequate supply of water.

Yesterday and Today

Effective water resource planning and management is essential to provide a safe environment and the quality of life expected by the residents of the Town of Eagar. Adequate water supplies and water/wastewater services are a necessity for the Town. Groundwater quality and quantity will continue to be evaluated, as will alternative water sources. Capacity of the wastewater treatment plant will continue to be examined and expanded to keep pace with growth. Existing infrastructure will need to be maintained and/or upgraded and new infrastructure will be required to service new development areas. Through effective and efficient water resource planning, the Town of Eagar will be able to meet the demands of the future.

The water supply and distribution system as well as the wastewater collection and treatment system for the Town of Eagar is operated by the Town’s Department of Public Works. The water system supplies water for domestic use, fire suppression and some irrigation purposes. The sewer collection and treatment system currently provides services for approximately 60% of the Town.

Eagar’s Water Supply and Distribution system consists of the following:

- One spring line that produces approximately 0.1 million gallons per day (MGD).
- Five wells estimated to be capable of producing 1.5 (MGD) if pumped 24 hours per day.
- Five storage tanks providing approximately 2.5 million gallons of water storage.
- Approximately 314,000 feet of water mains varying in size from 2-inch to 12-inch.
- An estimated 215 fire hydrants.

Many areas of the Town can experience low pressures during peak usage periods due to undersized lines and the absence of water line looping.

Eagar’s Wastewater System consists of the following:

- Approximately 175,000 feet of sewer line ranging in size from 4-inch to 15-inch.
- An estimated 274 manholes.
- A lagoon and pond treatment system with a capacity of approximately 0.3 MGD.
- A reuse system to provide crop irrigation.

It is estimated that approximately 60% of the town uses the wastewater system, the rest utilize individual septic tank systems. Many parts of the existing sewer system in the old town site suffer from antiquated, undersized pipes and mainlines, in addition to infiltration from irrigation leakage.

Potentially the repair of the older collection lines may increase the existing flow into the treatment plant. New development will definitely increase the flow. When the current treatment plant reaches 90% capacity the Town should begin planning for the treatment plant expansion or modification to accommodate increased flow.

The effluent from the wastewater treatment plant is currently used for irrigation of pasture and cropland, in addition, a smaller portion of the effluent is lost through evaporation and percolation.

Because of the large elevation change across the Town, during low water demand times, the north side experiences water pressure over 105 psi. Conversely, when the demand is high, the south portion of Town experiences water pressures below the ideal value of 45 pounds per square inch (psi). These pressures may impact the provision of water for fire suppression.

Eagar also has an irrigation ditch system that is owned and operated by the Pioneer Irrigation Company. All irrigation water is obtained through water rights from the Little Colorado River. Historically, the ditches have been well maintained. However, many ditches do not receive sufficient maintenance, which can cause street and road damage.

Planning Issues

- As the Town continues to grow, it must continue to prepare for new opportunities. Infrastructure and capacity to support current residents and the anticipated growth of the Town of Eagar is essential.
- The Town of Eagar currently experiences a water production deficiency during times of peak usage. The water system demand will continue to increase as the Town grows. It is desirable to have the wells run during off-peak hours of 10 p.m. to 5 a.m. This will compound the potential for production shortfalls. It is recommended that the Town continue with their current plans to install a new well. The production of this new well will determine when the next source will need to be brought online.
- A New well will be necessary to meet future population growth. The Town should immediately begin setting aside funds to drill an additional well.
- Several water lines that provide fire service are smaller than the minimum required diameter of 8 inches. This presents the possibility of inadequate fire suppression in some areas. The ideal water pressure at any point in the system is between 45 and 95 pounds per square inch (psi), the Arizona Department of Environmental Quality requires at least 20 psi.
- Water conservation should be incorporated in future planning as a tool to reduce water consumption and increasing the available supply.
- The Town of Eagar has a number of wastewater collection lines and manholes in need of repair and/or replacement. As the community continues to grow, this may place additional burdens on these lines compounding the current maintenance difficulties.
- The Town needs to continue with sewer line and manhole repairs and/or replacement programs to eliminate the older clay lines. This will eliminate the leaching of wastewater from the deteriorated lines into the ground water and potentially into the aquifer from which your drinking water is taken.
- The Town may need to continue to extend the collection system to serve new development, as well as existing development that are currently on septic systems. Septic systems are regulated by the county and can be potential health hazards. By extending wastewater services to these properties, this potential health hazard can be greatly reduces.
- The sewer ponds will need to be monitored for capacity.
- The flow into the sewer ponds is currently monitored daily to provide the information necessary to evaluate the timing of the expansion and/or modification to the plant. New development and/or repair of the existing system will eventually increase the flow and exceed the capacity of the treatment plant.
- The Town of Eagar should consider additional uses of the effluent from the wastewater treatment plant. With additional treatment, the water potentially could be used for the irrigation of parks and/or the golf course.
- The Town would need to make system improvements in order to use the effluent from the wastewater treatment plant to irrigate Town parks or the golf course. These improvements would include installing an effluent pump station and additional piping from the treatment plant to an existing line that currently ends at the northern Town limits. As the amount of effluent continues to increase with growth, the Town should consider these capitol expenditures to put the effluent to use in a way that would decrease the demand for domestic water.

GOALS, OBJECTIVES, AND POLICIES

Goal: Provide a water system that provides safe and adequate service under all conditions.

Objective: Improve existing water system to have the ability to provide adequate pressure and quantities of water to the entire Town during all circumstances.

- Policy: Replace the transit pipe through the older area of town and replace all water mains 4” or smaller with minimum 8”pipe.
- Policy: Add 1 additional well as planned and continue to identify additional water sources.



Eagar Water Lines, Wells & Tanks

Tanks

- 1,000,000 gal
- 500,000 gal
- 250,000 gal
- 165,000 gal

Wells

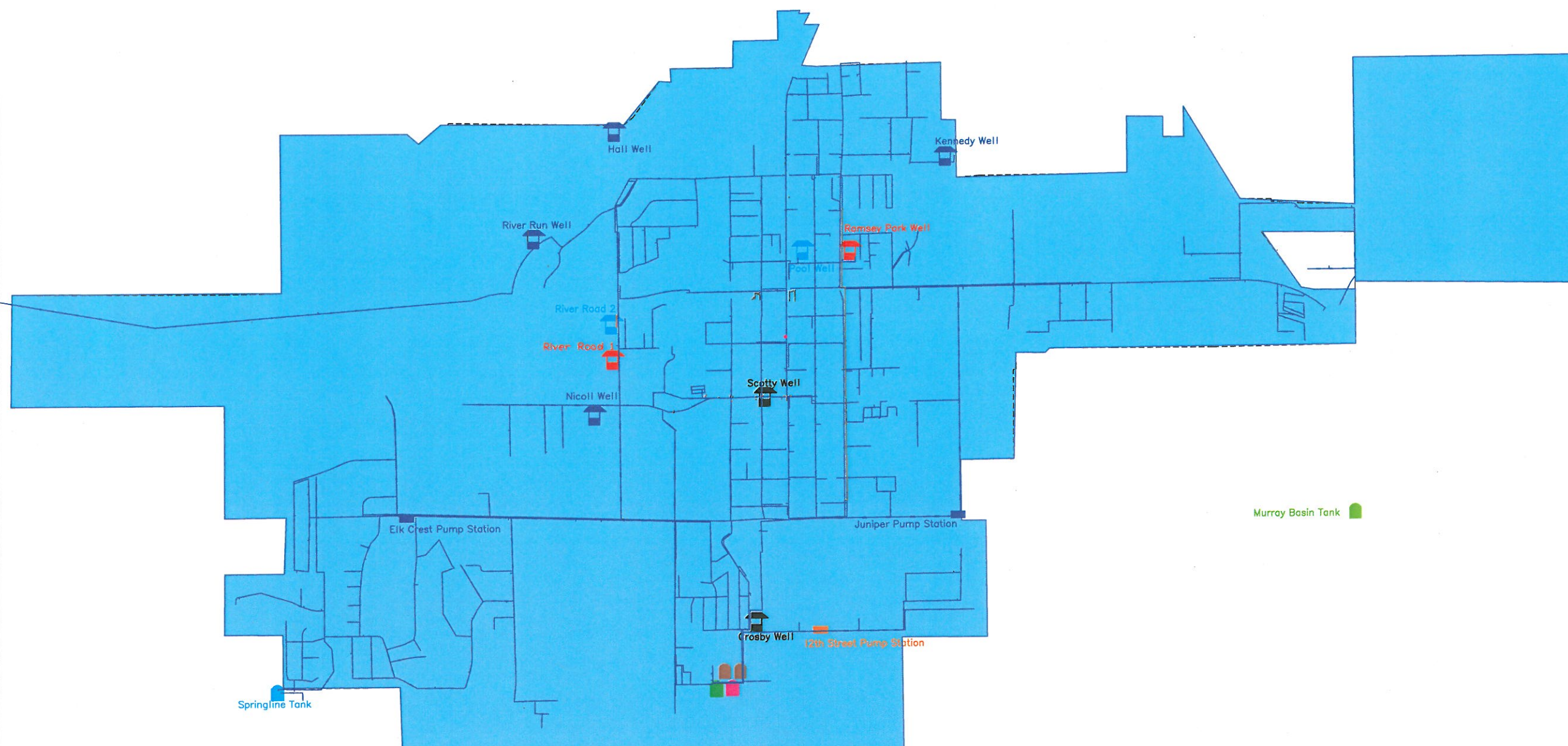
- Working Wells
- Abandoned Wells
- Emergency Only
- Need Abandoned

Pump Stations

- Working
- Non-Working

Water Lines

- Service Lines



Goal: Ensure that the water system can support growth.

- Objective:**

Identify new water sources and storage and delivery systems that will be needed for Eagar to grow efficiently and avoid future water shortages.
- Policy:

In the future at least one new well will be required to meet the demand of growth.
- Policy:

Encourage Pioneer Irrigation to repair or pipe the ditch irrigation system to prevent future road damage and increase water conservation by eliminating this loss of water.
- Policy:

If at anytime the Pioneer Irrigation Company pipes the ditches in the Town of Eagar require them to maintain an open ditch above the piped ditch for storm drainage.
- Objective:**

Identify improvements to the wastewater system that will be necessary to support new development and areas that are not currently served.
- Policy:

Evaluate current line sizes and identify lines for replacement with larger size lines to eliminate bottlenecks.
- Policy:

Monitor flow into the Sewer Pond and begin planning for the expansion and/or modification to the ponds when it reaches 90% capacity.

Goal: Develop a wastewater system that is environmentally friendly and safe.

- Objective:**

Reduce potential environmental hazards in the wastewater collection and treatment systems.
- Policy:

Replace deteriorating wastewater lines and manholes.

GENERAL PLAN AMENDMENT PROCESS

A.R.S. 9-461.06 (G) requires that a major amendment to the General Plan shall be approved by an affirmative vote of at least two-thirds of the legislative body, and that these amendments must be presented at a single public hearing during the calendar year during which the proposal is made. The law also states that to be considered a major amendment, a proposal to amend the General Plan must result in a substantial alteration of the municipality's land use mixture or balance as established in its' existing general plan land use element and that the General Plan shall define the criteria to determine if a proposed amendment to the General Plan is to be addressed as a major amendment.

Major Plan Amendment Criteria

Eagar wishes to remain an economically growing community where residents enjoy a rural lifestyle. While most new development consists of single family homes located on 1-5 acre lots, subdivision requests are increasing. These subdivisions represent a different development style and pattern. To ensure that new development is appropriate to the balance and mix of land uses envisioned in the Eagar General Plan the following rezoning requests shall require a major amendment to the General plan:

- Rezoning requests for development densities and land uses not in conformance with the General Plan land use map for parcels over 15 acres.
- Rezoning requests that would result in a contiguous parcel of 15 acres or greater that are not in conformance with the General Plan.

An amendment of the test of the General Plan shall be considered a major amendment if its approval will result in:

- A change to any of the densities and intensities of the descriptions of land use map categories,A change in the areas identified for open space or conservation,
- A change in the goals, objectives or policies of the General Plan that would result in a change to the densities, land uses, or intensities of the General Plan,
- A change in the width or design of the street standards included in the General Plan,
- The addition or deletion of an arterial, major arterial or collector street identified in the General Plan.

Major and Minor General Plan Amendment Considerations:

A request to the Planning Commission and Town Council for a major or minor amendment to the General Plan shall include, but not be limited to, consideration of the following:

- Availability of current and future water supplies.
- Impact on the existing transportation system and the extent of which new roads, non-vehicular transportation facilities, and access and egress proposed as part of the development contributes to the Town’s planned vehicular and non-vehicular transportation system and trails.
- Impact on riparian areas and the natural environment and to open space and conservation areas identified in the Plan. Contribution of the proposed development to existing and proposed open space, conservation areas or the creation of new open space or conservation areas that further the goals of the General Plan
- Extent to which the proposal contributes to the employment enhancing the economic development goals in the Plan.
- The cost to provide city services and facilities to serve the proposed development, and its impact on the provision of services to existing development and residents.
- Extent to which the proposal furthers the goals of the Plan.

Major Amendment Process

Requests for a major amendment to the General Plan shall be submitted to the Town Planning Director by 5:00 PM of February 28 of each year. The Planning Department shall review the request and prepare a recommendation to the Town Planning Commission and Council by April 15 of each year. Proposals to amend the General Plan shall receive first consideration at a single public hearing by the Town Planning Commission by April 30 of each year.

Minor Amendments to the General Plan

Amendments to the text or map of the General Plan that do not qualify as a major amendment are considered minor amendments.

Minor Amendment Process

Applications for minor amendments will be processed as they are received within the normal planning and zoning calendar and as resources permit. The staff shall prepare a report regarding the request for a minor amendment and submit it to the Town Planning Commission and Council.

- A change to any of the densities and intensities of the descriptions of land use map categories, a change in the areas identified for open space or conservation,
- A change in the goals, objectives or policies of the General Plan that would result in a change to the densities, land uses, or intensities of the General Plan,
- A change in the width or design of the street standards included in the General Plan,
- The addition or deletion of an arterial, major arterial or collector street identified in the General Plan.

Major and Minor General Plan Amendment Considerations:

A request to the Planning Commission and Town Council for a major or minor amendment to the General Plan shall include, but not be limited to, consideration of the following:

- Availability of current and future water supplies.
- Impact on the existing transportation system and the extent of which new roads, non-vehicular transportation facilities, and access and egress proposed as part of the development contributes to the Town’s planned vehicular and non-vehicular transportation system and trails.
- Impact on riparian areas and the natural environment and to open space and conservation areas identified in the Plan. Contribution of the proposed development to existing and proposed open space, conservation areas or the creation of new open space or conservation areas that further the goals of the General Plan

IMPLEMENTATION

ACTION		IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Enforce the General Plan Land Use Map.		Planning Department	Ongoing		No funding necessary.
Encourage higher density land uses adjacent to the town core.		Planning Department	Ongoing	More activity in town core, reduced traffic.	No funding necessary.
Retain lower density, large lot, residential land uses in meadows, high visibility areas, and open fields.		Planning Department	Ongoing	Retain views of Little Colorado River floodplain, retain rural character.	No funding necessary.
Develop a town core center plan for the intersection of Central Avenue and Main Street.		Planning Department	12/20	Encourage / increase economic activity in town core.	Potential funding sources: general fund, GADA, state, county or Round Valley Department of Commerce, merchants, foundations.
Prohibit mobile homes outside planned mobile home developments.		Planning Department	Ongoing	Improved community design.	No funding required.
Continue to work with the Arizona Office of Manufactured Housing to enforce mobile home building codes.		Planning Department	Ongoing	Improved housing quality.	No funding required.
Work with the Arizona Department of Commerce to advertise Eagar and sites available for commercial development within the Town.		Planning Department/ Town Manager/ Round Valley Chamber of Commerce	Ongoing	Increase the number of establishments that provide employment or sales tax to Eagar.	No funding necessary.
Promote opportunities for bed and breakfast style lodging along Main Street and in the residential areas immediately adjacent to Main Street.		Planning Department	Ongoing	Increase the commercial activity in the town core.	No funding necessary.
Work with the Arizona Department of Commerce, Greater Arizona Development Authority and chambers of commerce to obtain commercial airline service at the Springerville Airport.		Town Manager/ Springerville-Eagar Chamber of Commerce	Ongoing	Improve accessibility to Eagar, contribute to economic development of the Town.	No funding necessary.
Work with Greater Arizona Development Authority or other entities to promote the development of the Westside Industrial Area and at the vacant sawmill site on School Bus Road.		Town Manager/ Planning Department/ Springerville-Eagar Chamber of Commerce	Ongoing	Enhance employment opportunities within Eagar.	No funding necessary.
Discourage development within the 100-year floodplain of the Little Colorado River and tributaries.		Planning Department	Ongoing	Conserve Little Colorado River and Tributaries, riparian areas.	No funding necessary.
Continue to require all new development to map the 100-year floodplain for all tributaries to the Little Colorado River.		Planning Department	Ongoing	Identify the Little Colorado River and other floodplains in Town. Protect future residents from hazards due to flooding.	No funding necessary.

IMPLEMENTATION

ACTION		IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Require the use of density transfers, open space components and clustering to conserve the 100-year floodplain associated with the Little Colorado River and its tributaries, cultural resources and other natural resources.	Work with Round Valley High School to provide tourist and recreation opportunities. An example would be a western or extreme sports film festival, held in the high school theater.	Planning Department	Ongoing	Conserve Little Colorado River and Tributaries, riparian areas.	No funding necessary.
	Provide on-street bicycle lanes on School Bus Road, River Road, Main Street and 4 th Avenue, and along streets that access parks.	Town Manager	12/19	Increase tourism activities.	Potential funding sources: GADA, Arizona Commission on the Arts, foundations.
Work with businesses along Main Street to provide benches and attractive areas to sit and walk.	Negotiate conservation easements to enable the establishment of trails along the Little Colorado River.	Public Works Department	12/24	Increase opportunities for promoting eco-tourism, provide alternative transportation modes, and enhance recreation opportunities for residents and visitors.	Potential funding sources: Arizona Department of Transportation, federal government, private foundations.
	Place interpretive signs along trails to educate users about the values of the natural resources and how they can be preserved.	Planning Department	12/19	Improve the quality of the Main Street environment.	Potential funding sources: General fund, merchants.
Develop a trail system in public open space and floodplain areas to control human access to these areas and protect natural resource values. Within floodplains, trails should be constructed outside the riparian zone and outside of wetlands areas to avoid impacts to these resources and allow their natural reestablishment.	Limit development in woodland and forested portions of the planning area to maintain a diversity of plant communities and to preserve the existing natural setting. Larger commercial and residential development should take place in open grassland areas that dominate the planning area and support most of the developed uses. Development in woodland or forested areas should be limited to single family residences or small commercial facilities with building envelopes.	Planning Department/ Town Manager	Ongoing	Conserve the Little Colorado River floodplain, enhance eco-tourism opportunities.	No funding necessary.
		Town Manager	Ongoing	Increase understanding of Eagar's natural resources.	Potential funding sources: State Parks, Arizona Game and Fish Department, Arizona Community Foundation, general or bond funds.
		Planning Department	Ongoing	Increase knowledge and appreciation of the Little Colorado River floodplain, enhance recreation opportunities for residents and tourists.	Potential funding sources: TEA-21, federal sources, foundations, general fund, bond funds.
		Planning Department	Ongoing	Conservation of the natural environment and rural character of Eagar.	No funding necessary.

IMPLEMENTATION

ACTION	IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Fund improvements for upgrades to public park facilities.	Town Manager	Ongoing	Improvements to recreation opportunities for residents and visitors.	Potential funding sources: general or bond funds, heritage funds, grants.
Work with Arizona State Trails Coalition to identify regional trails and connect them to Eagar.	Town Manager	Ongoing	Improvements to recreation opportunities for Eagar residents and visitors.	Potential funding sources: general or bond funds, heritage funds, grants.
Work to establish Eagar as a good “base of operation” for hiking, mountain biking, camping, and other outdoor oriented recreation.	Town Manager	Ongoing	Enhance tourism in Eagar.	No funding necessary.
Continue to fund the renovation of the older streets and paving projects.	Public Works Department	Ongoing	Improve street safety and function.	Potential funding sources: Congestion Mitigation and Air Quality funds, bonds, general funds.
Adopt a drainage and flood control policy for new development.	Public Works Department / Planning Department	12/19	Protect residents from flooding.	No funding necessary.
Implement flood control measures in developed areas.	Public Works Department / Planning Department	Ongoing	Protect residents from flooding.	Potential funding sources: Apache County, general funds, bond funds.
Develop a north-to-south connecting road that will connect Maricopa Drive to Central Avenue.	Public Works Department	12/24	Improved Circulation.	Potential funding sources: bonds, general funds.
Enhance existing standards for street right-of-way and pavement widths.	Public Works Department	12/24	Improved Street Safety.	No funding necessary.
Develop a transportation master plan to identify road and street classifications and functions.	Public Works Department	12/19	Improved Street Safety.	No funding necessary.
Identify requirements and funding sources for road widening projects.	Public Works Department	12/19	Improved Street Safety.	No funding necessary.
Develop a connecting road that will provide a loop from School Bus Road, at the south east, north to Central Avenue.	Public Works Department	12/24	Improved Circulation.	Potential funding sources: bond funds, general funds, development fees.
Incorporate bicycle lanes and widen sidewalks in the downtown area to allow additional circulation and ensure the safety of pedestrians and bicyclists.	Public Works Department	12/24	Improved Street Safety.	No funding necessary for design, although streets may cost more to develop.
Incorporate pedestrian and bicycle paths along the Little Colorado River and other areas that lend themselves to recreation use.	Town Manager/ Planning Department	Ongoing	Improved non-motorized circulation and enhanced recreation opportunities.	Potential funding sources: dedications, Heritage Funds, TEA-21, Federal Congestion Mitigation and Air Quality Funds, private grants.

IMPLEMENTATION

ACTION	IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Provide, when appropriate, connections to the areas along the Little Colorado River floodplain.	Planning Department	Ongoing, with the adoption of this Plan.	Identification of non-motorized, connections between subdivision and from subdivisions to public streets.	No funding necessary.
Continue to solicit funding from federal, state, and private groups for non-motorized transportation facilities.	Planning Department	Ongoing, with the adoption of this Plan.	Identification of non-motorized, connections between subdivision and from subdivisions to public streets.	No funding necessary.
Develop and implement a non-motorized circulation plan.	Planning Department	Ongoing, with the adoption of this Plan.	Identification of non-motorized, connections between subdivision and from subdivisions to public streets.	No funding necessary.
Prioritize infrastructure expansion and development in growth areas.	Public Works Department	12/19	Orderly development of infrastructure.	No funding necessary.
Prepare for development opportunities on the east side of town by conducting the preliminary planning for a wastewater facility to serve this area.	Public Works Department	12/24	Incentive to development on the east side of Town.	Potential funding sources: ADEQ, general funds.....
Avoid or limit development on floodplain, or other soil types that have a shallow water table, slow permeability, low shear strength, and/or support wetlands. These are primarily Shay, Nutrioso, and Hereford soil types.	Planning Department	Ongoing, with the adoption of this Plan.	Conservation of floodplain, protection of groundwater.	No funding necessary.
Require a police and fire needs assessment for all new development.	Public Works Department/Planning Department	Ongoing, with the adoption of this Plan.	Protect the health and safety of residents, identify future service needs.	No funding necessary.
Consider community facility districts (CFD) when feasible and appropriate.	Public Works Department/Planning Department	Ongoing, with the adoption of this Plan.	Protect the health and safety of residents, identify future service needs.	No funding necessary.
Protect future commercial locations from residential down-zoning.	Planning Department	Ongoing, with the adoption of this Plan.	Conservation of economic development and sales tax generation opportunities.	No funding necessary.
Encourage dedication of open space parks and park sites in conjunction with development.	Planning Department	Ongoing, with the adoption of this Plan.	Conservation of open spaces and enhanced recreation opportunities for visitors and tourists.	No funding necessary.
Clearly define and publicize the Town's development priorities to encourage the development of growth areas.	Planning Department/Apache County and Springerville-Eagar Chamber of Commerce	Ongoing, with the adoption of this Plan.	Increased employment and sales tax generating activities.	No funding necessary.

IMPLEMENTATION

ACTION		IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Continue to work with the Arizona Industrial Authority, the Greater Arizona Development Authority, the Arizona Chambers of Commerce, and other entities to offer incentives that could encourage the development of growth areas.		Planning Department/Apache County and Springerville-Eagar Chamber of Commerce	Ongoing, with the adoption of this Plan.	Increased employment and sales tax generating activities.	No funding necessary.
Coordinate regional planning activity to build strong transportation linkages between Eagar, Springerville and the surrounding communities.		Public Works Department/ Planning Department	Ongoing, with the adoption of this Plan.	Enhanced and coordinated regional transportation systems.	No funding necessary.
Increase business retention efforts by working with local businesses to identify their challenges and enlisting the support of the Town in identifying strategies for correcting them.		Town Manager/ Springerville-Eagar Chamber of Commerce	Ongoing, with the adoption of this Plan.	Increased sales tax generation, business retention and attraction along Main Street.	No funding necessary.
Explore partnering with other governmental entities to reduce construction and maintenance costs.		Public Works Department	Ongoing, with the adoption of this Plan.	Reduced expenses for Public Works projects and maintenance of public facilities.	No funding necessary.
Replace the transit pipe through the older area of town and replace all water mains 4 inches or smaller with minimum 8-inch pipe.		Public Works Department	12/24	Enhanced water pressure and supply for residents.	Potential funding sources: ADEQ, bond funds, general funds.
Monitor flow into the sewer pond and begin planning for the expansion and/or modification to the plant when it reaches 90% capacity.		Public Works Department	12/24	Enhanced water pressure and supply for residents.	Potential funding sources: ADEQ, bond funds, general funds.
Encourage activities that will not impede the long-term viability of the airport.			When possible and feasible.	Enhanced opportunities for economic development.	Potential funding sources: bond funds, general funds, ADOT.
Only permit appropriate zoning within growth areas.		Planning Department	Ongoing, with the adoption of this Plan.	Enhanced opportunities for economic development.	No funding necessary.
Modify the interchange between Highway 180 and Central Avenue to allow for commercial opportunities at the intersection, and easier flow of traffic from either direction into the town center.		Public Works Department	When possible and feasible.	Enhanced opportunities for economic development.	Potential funding sources: bond funds, general funds, ADOT.
Limit development in areas with moderate slopes (5-10%). Avoid development in areas with steep slopes (>10%)		Planning Department	Ongoing, with the adoption of this Plan.	Conservation of steep slopes and hillside views.	No funding necessary.
Investigate and use a variety of funding strategies to finance necessary capital improvements.		Town-wide	Ongoing, with the adoption of this Plan.	Increase Town revenues to pay for services and capital projects.	No funding necessary.

IMPLEMENTATION

IMPLEMENTATION		ACTION		IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Develop incentives to increase the retail and commercial tax base of the town.				Town-wide	Ongoing, with the adoption of this Plan.	Increase Town revenues to pay for services and capital projects.	No funding necessary.
Construct oversize infrastructure in appropriate locations to suit long-range development needs.				Public Works Department	Ongoing, with the adoption of this Plan.	Use Town resources efficiently.	Funding depends on the project.
Add 1 additional wells as planned and continue to identify additional water sources.				Public Works Department	As planned.	Provide additional water resources.	Potential funding sources: ADEQ, general funds.
Encourage commercial development in appropriate locations along major transportation corridors.				Town Manager/ Planning Department	Ongoing, with the adoption of this Plan.	Increase Town revenues to pay for services and capital projects.	No funding necessary, however, specific incentives may require capital resources.
Require a time limit for all rezoning within growth areas.				Planning Department	Ongoing, with the adoption of this Plan.	Maximize opportunities for appropriate development.	No funding necessary.
Avoid placement of fill within waters of the United States. Fill within waters of the United States requires a Clean Water Act Section 404 permit or authorization from the United States Army Corps on Engineers.				Public Works Department/ Planning Department	Ongoing, with the adoption of this Plan.	Conservation of the Little Colorado River and its tributaries.	No funding necessary.
Increase efforts to attract companies and industries with above average wages.				Planning Department/ Apache County and Springerville-Eagar Chamber of Commerce	Ongoing, with the adoption of this Plan.	Increased employment and sales tax generating activities.	No funding necessary.
Update the Capital Improvement Plan on a regular basis.				Public Works Department	Ongoing, with the adoption of this Plan.	Increased efficiency in the expenditure of Town funds and the use of Town resources.	No funding necessary.
Create and capitalize on opportunities afforded Eagar due to its proximity to the Springerville Airport.				Planning Department/ Apache County and Springerville-Eagar Chamber of Commerce	Ongoing, with the adoption of this Plan.	Increased employment and sales tax generating activities.	No funding necessary.
Assess priorities and implement paving of public roadways based on the amount of use they receive. Require paving for all roads within private developments.				Public Works Department	Ongoing, with the adoption of this Plan.	Improve street safety and function.	Potential funding sources: Congestion Mitigation and Air Quality Funds, bonds, general funds.
Require a water needs and wastewater generation assessment for all new development.				Public Works Department/ Planning Department	Ongoing, with the adoption of this Plan.	Development appropriate to wastewater capacity.	No funding necessary.

IMPLEMENTATION

ACTION	IMPLEMENTATION RESPONSIBILITY	DATE	OUTCOME / BENEFITS	FUNDING / RESOURCES
Maximize the use of grants and subsidies to pay for capital projects and services.	Public Works Department	Ongoing, with the adoption of this Plan.	Increased efficiency in the expenditure of Town funds and the use of Town resources.	No funding necessary.
Continue to fund local and regional economic development efforts.	Town-wide	Ongoing, with the adoption of this Plan.	Increased employment and sales tax generating activities.	Potential funding sources: general fund, Arizona Department of Commerce, GADA.
Support and fund long-range infrastructure planning efforts.	Public Works Department	Ongoing, with the adoption of this Plan.	Increased efficiency in the expenditure of Town funds and the use of Town resources. Infrastructure appropriate to development.	Funding dependent on specific project.
Replace deteriorating wastewater lines and manholes.	Public Works Department	Ongoing, with the adoption of this Plan.	Increase water conservation by eliminating this loss of water.	Potential funding sources: general fund, bond funds, ADEQ.
Evaluate current line sizes and identify lines for replacement with larger size lines to eliminate bottlenecks.	Public Works Department	Ongoing, with the adoption of this Plan.	Increase water conservation by eliminating this loss of water.	Potential funding sources: general fund, bond funds, ADEQ.

GLOSSARY

Agriculture

Use of land for the production of food and fiber, including the growing of crops *and/or* the grazing of animals on natural prime or improved pasture.

Annexation

To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Area

An area of a town that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses.

Arterial

Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Bicycle Lanes

These are on-street facilities, typically 5.5 feet wide, designed for bicycle, created by means of pavement striping.

Bond

An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

Central Business District

The commercial centroid of a community and typically, the historic origin for subsequent growth of the community.

Collector Street

Relatively low-speed (25-30 mph), relatively low-volume (5 ,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commercial

A land use classification that permits facilities for the buying and selling of commodities and services.

Community Facilities District

A special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, *and/or* operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Park

A publicly owned land site, usually in the range of 25 to 50 acres in size, with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Conservation

The management of natural resources to prevent waste, destruction, or degradation.

Development

The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Dwelling Unit

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis for residential purposes.

Flood Plain

The relatively level land area on at least one side of a continuous elevated land form, such as a canal or railroad embankment, regularly subject to flooding. That part of the flood plain subject to a 1 % chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

General Plan

A compendium of Town goals, objectives, and policies regarding its long-term development, in the form of maps and accompanying text.

Goal

A general, overall, and ultimate purpose, aim, or end toward which the town will direct effort. Infrastructure Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Land Use

The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Master Plan

A plan for a large area that may address land use, landscaping, infrastructure, circulation or services provision.

Mixed-use

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Neighborhood Park

Town-owned land intended to serve the recreation needs of people living or working within a 1 mile area. Neighborhood parks serve as a neighborhood's recreational and social focus.

Open Space

Any parcel or area of land or water that is improved or unimproved, and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety. Open spaces include functional open space, agriculture, retention/detention areas and floodways and floodplains. Open space may be publicly or privately owned and maintained. Open space lands whose primary purpose is recreation or passive enjoyment by the public.

Paths and Trails

Trails and paths include on-street bicycle lanes, equestrian; multiple use paths and trails; pedestrian, equestrian and multiple use easements; and trailheads and staging areas. These facilities will continue to be publicly and privately owned and maintained. Trailheads may be privately or publicly owned and maintained, and may be constructed privately and dedicated to the Town.

Planned Area Development (PAD)

A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning Area

The area directly addressed by the general plan. A town's planning area typically encompasses the existing town limits, and potentially annexable land that will ultimately form the town limits at buildout, and for which the town will provide services.

Real Estate Transfer Tax (RETT)

A tax that is paid when there is a sale of new or existing residential homes and commercial buildings. It provides funding for infrastructure in the same manner as impact fees, but is not limited to new homes.

Regional

Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Rezoning

An amendment to the official zoning map *and/or* text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Right-of-way

A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Setback

The horizontal distance between the property line and any structure.

Site

A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street.

Solid Waste

Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials.

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Town's Water Distribution System

The infrastructure that enables water to be delivered from its source to the user.

Trailhead

The beginning-point of a trail. A trailhead includes parking, trail information, rubbish containers, water and sanitary facilities.

Wildlife

Animals or plants existing in their natural habitat.

Zoning

The division of a town or county by legislative regulations into areas, or zones, which specify allowable uses and required development standards for real property within these areas; a program that implements policies of the General Plan.

REFERENCES

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